
 Baltimore City  
 Zoning Administration &  
 Development Management  
 11 West Chesapeake Avenue  
 Towson, Maryland 21204

Account: R-001-6150  
 Number  
 Taken In By: 22756  
 Item Number: 235

94-238-A

12/8/93  
 Permit Advertising - 7107 Number  
 m.11 Rel

OSU - Spec. Exception - \$ 300.00  
 OSU - Sign - \$ 35.00  
 \$ 335.00

RECEIVED  
 BALTIMORE COUNTY  
 Please Make Checks Payable To: Baltimore County



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public concerning property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- Posting fees will be assessed and paid to this office at the time of filing.
- Billings for local advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No. 235  
Petitioner: *Pen Advertising of Baltimore*  
Address: *3001 Remington Ave*  
Towson, MD 21204  
Phone Number: *887-5820*

PLEASE FORWARD ADVERTISING BILL TO:  
NAME: *Pen Advertising*  
ADDRESS: *3001 Remington Ave*  
Towson, MD 21204  
PHONE NUMBER: *887-5820*

AD-048 (Revised 04/09/93)

TO: PETITIONER PUBLISHING COMPANY  
December 30, 1993 Issue - Jeffersonian

Please forward billing to:  
Pen Advertising of Baltimore, Inc.  
3001 Remington Avenue  
Baltimore, Maryland 21211  
410-235-8020

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-238-X (Item 235)  
7107 Windsor Mill Road  
SW/S Windsor Mill Road, 320' W of c/l Third Avenue  
2nd Election District - 2nd Councilmanic  
Legal Owner(s): Gabriel Pantelis and Elaine Pantelis  
Lessee: Pen Advertising of Baltimore, Inc.  
HEARING: TUESDAY, JANUARY 18, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Exception for one 12-foot by 25-foot illuminated double-face advertising sign structure.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

OCTOBER 22, 1993

**NOTICE OF HEARING**

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Arnold Jablon  
Director

cc: Gabriel and Elaine Pantelis  
Pen Advertising of Baltimore, Inc./Fred Lauer, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

January 1, 1994

Fred M. Lauer, Esquire  
3001 Remington Avenue  
Baltimore, Maryland 21211

RE: Case No. 94-238-X, Item No. 235  
Petitioner: Gabriel Pantelis, et al  
Petition for Special Exception

Dear Mr. Lauer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer to respond to information on your petition. If additional comments are received from other agencies, they will be forwarded to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on December 8, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

SHA Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

11-20-93

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 94-238-X (111)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*John Contestabile*  
John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

January 11, 1994

Fred M. Lauer, Esquire  
3001 Remington Avenue  
Baltimore, Maryland 21211

RE: Case No. 94-238-X, Item No. 235  
Windsor Boulevard E/L., N/O Windsor Mill Road  
Petition for Special Exception

Dear Mr. Lauer:

Enclosed are copies of comments received from the Office of Planning and Zoning on January 10, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,  
*Charlotte Minton*  
Charlotte Minton

Enclosure

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500 (410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: GABRIEL PANTELIS & ELAINE PANTELIS  
LOCATION: SW/S WINDSOR MILL RD., 320' W OF CENTERLINE THIRD AVE.  
(7107 WINDSOR MILL RD.)  
Item No.: 235 (MJK) Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Prevention, PHONE 887-4881, MS-1102F

cc: File

DEC 28 1993  
ZADM

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: December 28, 1993

SUBJECT: 7107 Windsor Mill Road

**INFORMATION:**

Item Number: 235  
Petitioner: Gabriel Pantelis  
Property Size: \_\_\_\_\_  
Zoning: \_\_\_\_\_  
Requested Action: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_

**SUMMARY OF RECOMMENDATIONS:**

The petitioner requests a Special Exception for an illuminated 12' X 25' outdoor advertising sign.

This office recognizes that high standards for signs enhance the esthetic appearance of the community and the ability of the commercial sector to thrive in an attractive environment.

Staff believes the control of outdoor advertising signs is essential in protecting the health, safety and welfare of the citizens of Baltimore County. In certain locations, the unique scale and design of outdoor advertising signs clearly compromises public safety, since these signs are distracting. The very purpose of an outdoor advertising sign is to attract the attention of motor vehicle operators in order to convey a commercial message.

The problem of competitive waste is of concern to staff. Excessively large signs serve to encourage some business people to increase signage in order to compete for the attention of passersby.

ZAC.235/PZONE/ZAC1

The Baltimore County Master Plan makes several references to the importance of controlling signage. On page 74, the following issue is identified:

"The sign regulations need to be completely updated and revised. The regulations should distinguish between new and existing signs, as well as public and private signage. Incentive for phasing out nonconforming uses should be evaluated. Compliance with adopted local community plans should also be considered."

The Planning Office recently submitted a staff report to the Planning Board on proposed sign amendments to the Baltimore County Zoning Regulations. This report was developed with the help of an advisory group and input received from a wide spectrum of interest groups. The report, itself, is a direct response to the goals of the Master Plan.

The site on which the applicant proposes to locate the sign is bounded to the south by the Rutherford Business Center and the well maintained residential community of Windsor to the north. While pockets of commercial zoning exist along Windsor Mill Road, there is no appearance of a commercial corridor close to the subject site.

This office believes that outdoor advertising signs are more appropriately located along established commercial corridors where impact to residential communities can be minimized. In the subject case, staff opposes the applicant's request because the sign would have a negative visual impact on this portion of Windsor Mill Road and also on the residential communities located along Windsor Mill Road.

Prepared by: Jeffrey M. Long

Division Chief: [Signature]

PK 301W

ZAC.235/PZONE/ZAC1

Pg. 2

PLEASE PRINT CLEARLY

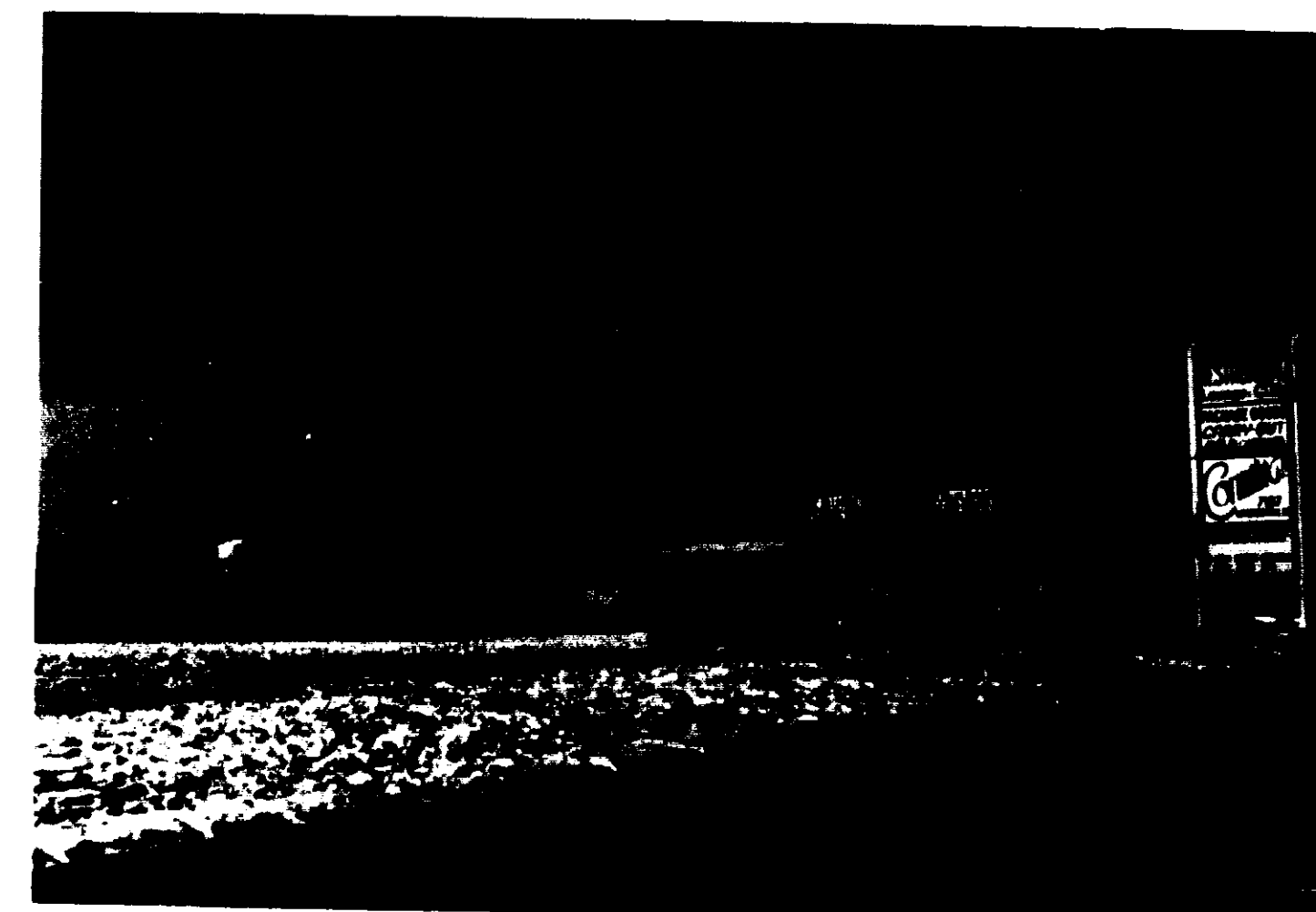
CITIZEN SIGN-IN SHEET

94-238-X

NAME  
Linda Forben

ADDRESS  
7016 Heathfield Rd  
Bethesda, Md 21212

94-238-X



PETITIONER'S  
EXHIBIT NO. 2A

94-238-X



PETITIONER'S  
EXHIBIT NO. 2B

94-238-X



PETITIONER'S  
EXHIBIT NO. 2C

**Penn Adv.**

PENN ADVERTISING OF BALTIMORE, INC.

BALTIMORE COUNTY BUSINESSES  
OUTDOOR ADVERTISERS 1993

(Excludes Public Service and Product Advertisers)

A & M Jewelers  
ABC Rental  
Alistate Leasing  
Archdiocese of Baltimore  
Baltimore Studio Hair Design  
Baltimore County Chamber of Commerce  
Baltimore County Housing  
Basics  
Beal GMC  
Bell Atlantic  
Bell Carpet  
Blaine Newcome Remax  
Blake Realty  
Bob Bell Chevrolet  
Boyle Buick  
Breton Woods  
Burger King  
Card Connection  
Care First  
Carney Chiropractic Care  
Catholic High School  
Chesapeake Bay Knife  
Chesapeake Power  
Clarks Do It Center  
Coca-Cola  
Colonnade Imaging  
Commercial Time  
Connelly Funeral Home  
Cummins Appliance  
DM Distributors  
Door & Window Gallery  
Dundaik Community College  
Durkee Kitchens  
Eastern Animal Hospital  
Eastpoint Mall  
Edward Arthur Jewelers  
For Pet's Sake  
Forthubers Florist  
G. Briggs  
Garlands Garden Center  
Hair Cutters  
Hechingers  
Heritage Auto  
Hess Shoes  
Hohne Pool & Spa  
Home Exterminator

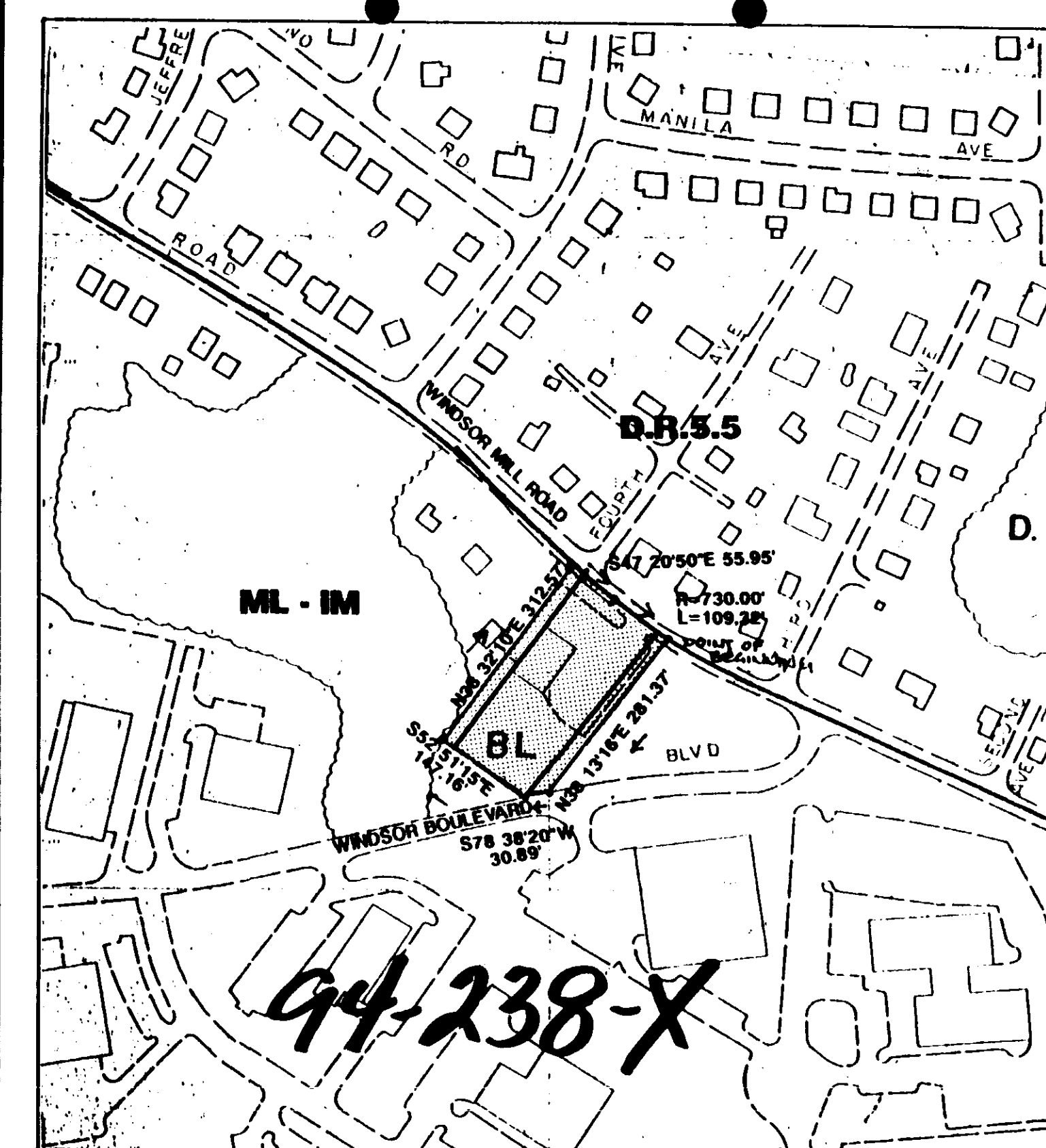
PETITIONER'S  
EXHIBIT 3

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8620

Balto. Co. Business Adv.  
Page 2

Home Depot  
Homedco  
Horn & Horn  
International House of Pancakes  
International Brotherhood of Electrical Workers  
Jay Perkins Golf  
Jeep Eagle Dealers  
Jiffy Lube  
Just Winging It  
Leadmark  
Len Stoler  
Lifestyle Fitness  
MADD  
Manor Shop  
Marriott  
Maryland National Bank  
McCormick  
McDonalds  
Merry Go Round  
Mick's Restaurant  
Mount St. Joseph High School  
Musselman Dodge  
O. Go Sales  
O'Connor Piper & Flynn  
One Hour Moto Photo  
Owings Hills New Town  
Pet Depot  
Pet Peddlers  
Pro-Visions  
Professional Arts Pharmacy  
Prudential Health Plan  
Ridgeway Mower  
Robbins Realty  
Ryland Homes  
Schmidt Baking Co.  
Shoney's  
Smyth Jewelry  
Sports Authority  
Studio Giovanna  
Subway  
The Nature Company  
The Money Finders  
The Money Group  
Thermo Sash  
Thompson Cars  
Timonium Chrysler  
United Artists Theatre  
University Pizza  
VIPaging  
Wendy's  
WNIX

94-238-X

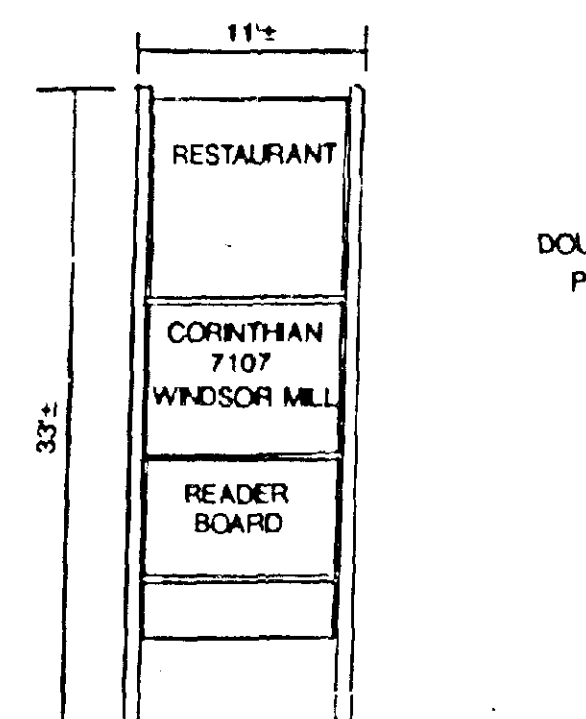


WILLIAM MONK, INC.  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
1111 BAYVIEW AVENUE, SUITE 200  
BALTIMORE, MD 21211  
93-58 11-200

ZONING MAP  
TO ACCOMPANY  
SPECIAL EXCEPTION  
REQUEST  
7107 WINDSOR MILL ROAD  
BALTIMORE COUNTY, MARYLAND  
#235

APPLICANT:  
PENN ADVERTISING  
OF BALTIMORE, INC.  
3001 REMINGTON AVE  
BALTIMORE, MD 21211





EXISTING GOALPOST SIGN

## FRONTAGE

COMMERCIAL:  
R' THERFORD 420' +/-  
FERGUSON 310' +/-  
#7109 96' +/-  
SITE 165' +/-  
991' +/-

RESIDENTIAL:  
5 PROP. 115' +/-  
2 PROP. 124' +/-  
509' +/-

OTHER:  
VACANT 270' +/-  
TOTAL 1,776' +/-  
COMMERCIAL/TOTAL =

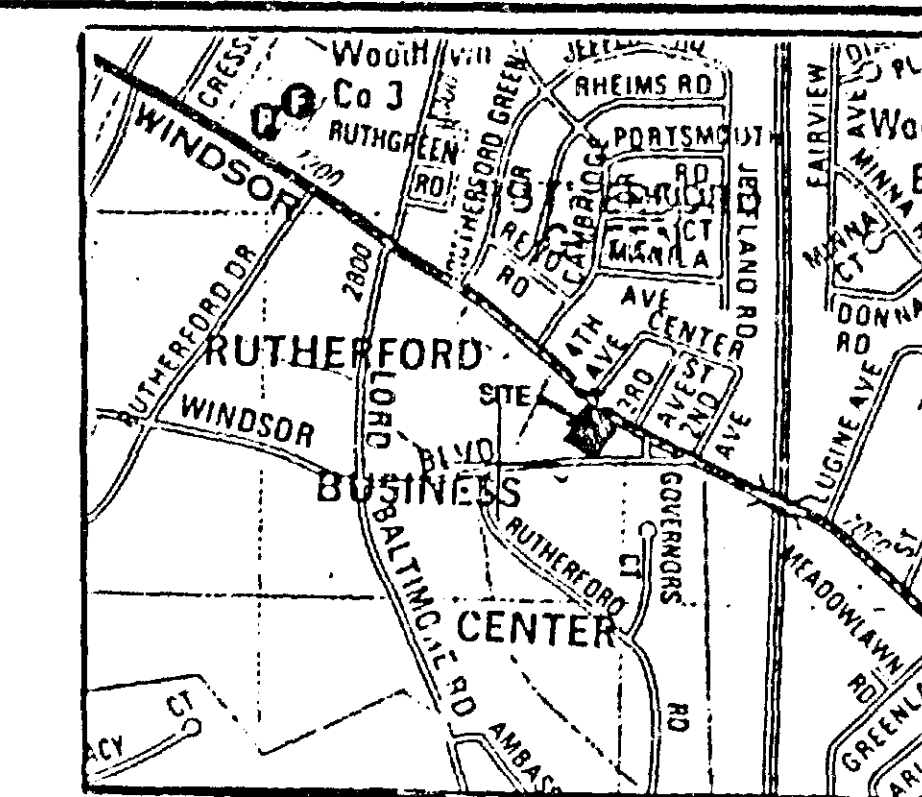
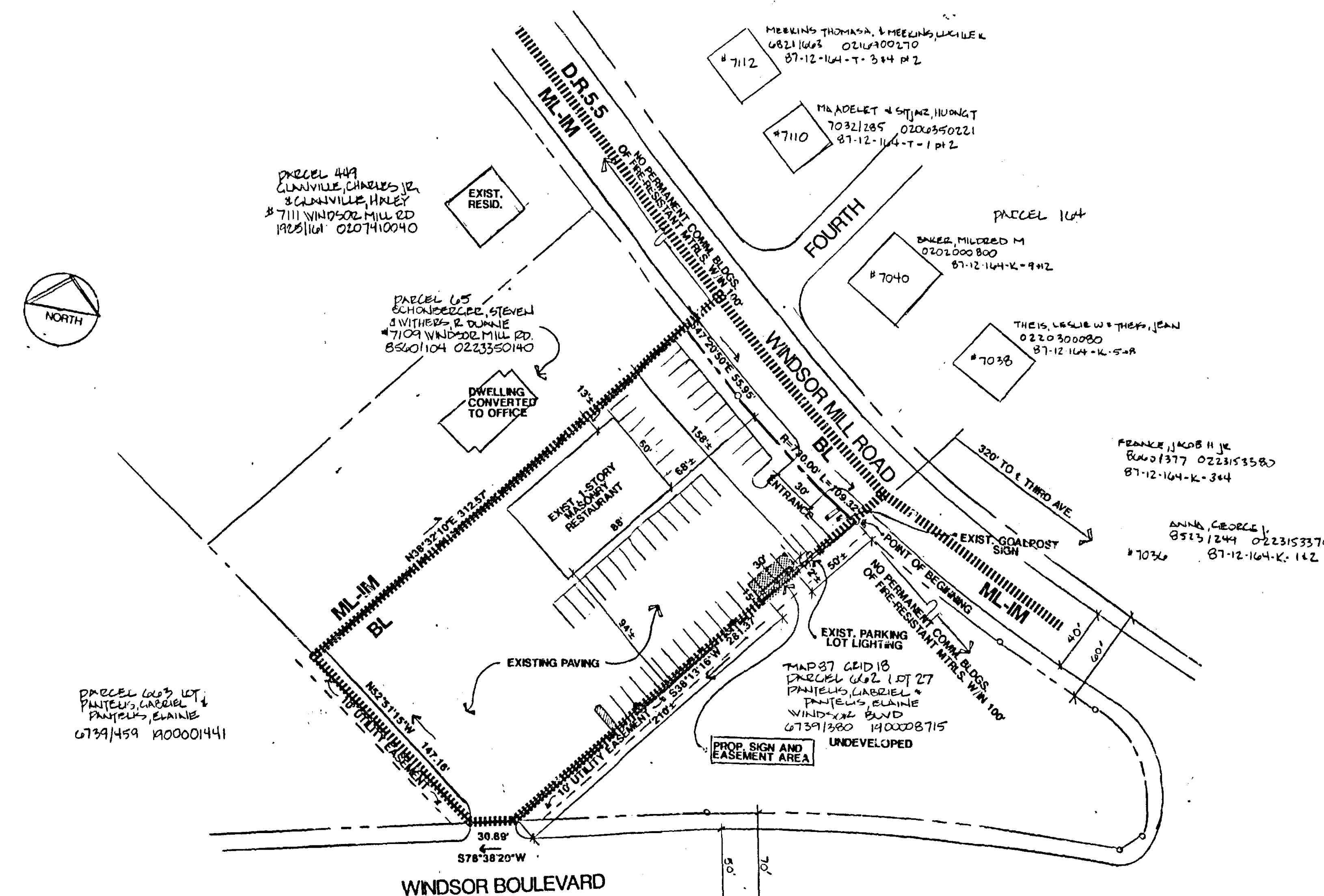
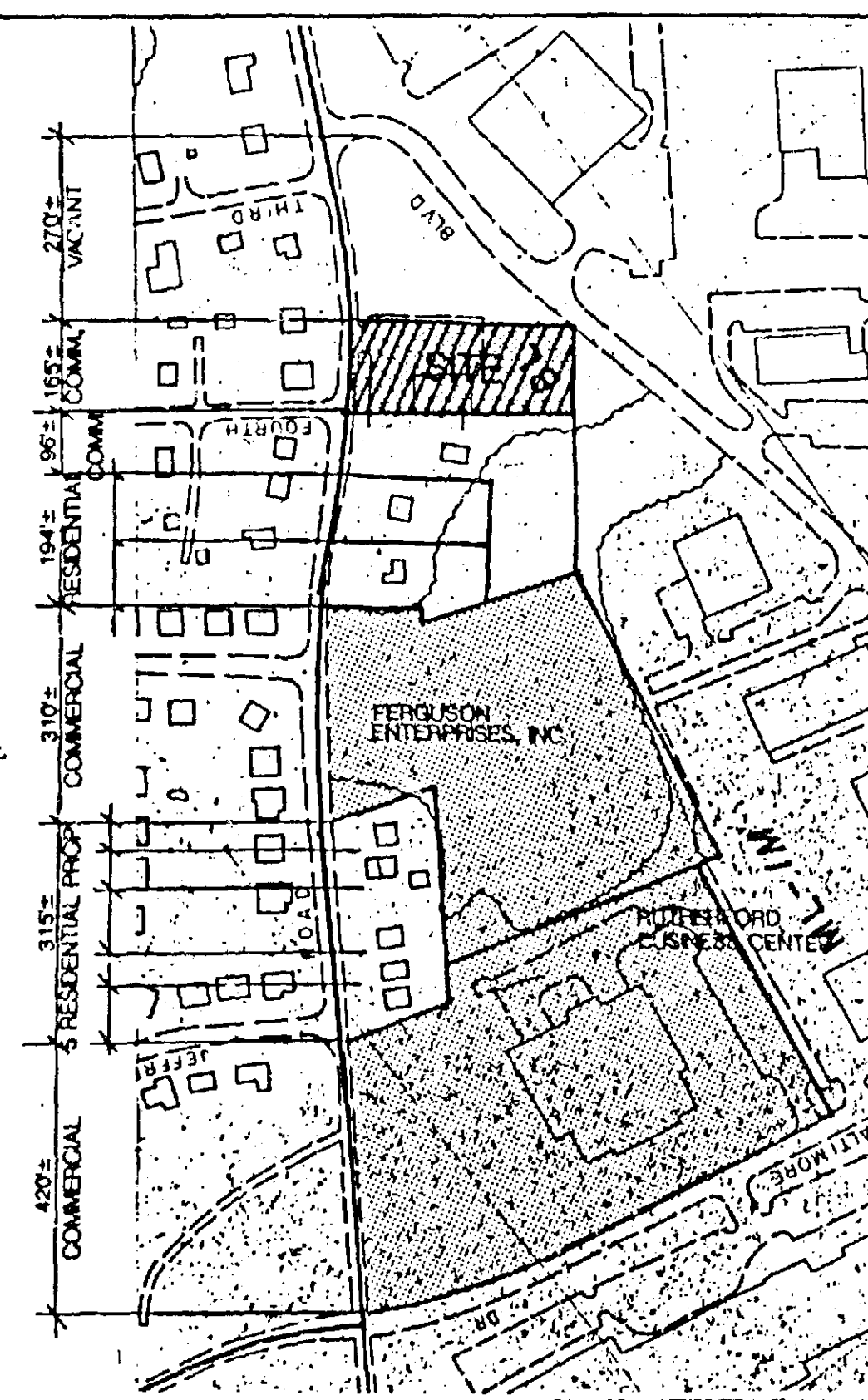
SECTION 413.3(B)  
NO OUTDOOR ADVERTISING

SIGN SHALL BE ERECTED  
IN ANY B.L. OR S.W.  
UNLESS AT LEAST 50%  
OF THE AVAILABLE FR  
BETWEEN STREETS, ON  
SIDE OF THE STREET

WHEREIN THE SIGN IS  
PROPOSED TO BE LOCATED  
IS IMPROVED WITH CO  
USES. (B.C.I.R., 19

Age Group	1970	1980	1990	2000	2010	2020
0-14	25	22	18	15	12	10
15-24	15	16	17	18	19	20
25-34	10	11	12	13	14	15
35-44	10	11	12	13	14	15
45-54	10	11	12	13	14	15
55-64	10	11	12	13	14	15
65+	10	11	12	13	14	15

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[illegible][illegible]

238-X

1

**CANT:** PENN ADVERTISING  
OF BALTIMORE, INC.  
3001 REMINGTON AVE  
BALTIMORE, MD 21211

**PLAT TO ACCOMPANY  
SPECIAL EXCEPTION REQUEST**

7107 WINDSOR MILL ROAD  
BALTIMORE COUNTY, MARYLAND

# 235

**WILLIAM MONK, INC**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
FOURTH FLOOR COMMONS  
2 BOSLEY AVENUE, SUITE 8-7  
ROCKFORD, ILLINOIS 61106  
(312) 491-3531

DATE: 11/16/93	JOB NO 93-59	SCALE: 1"=50'
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[illegible]

MARYLAND

MOORE COUNTY, NC

BALI IN

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